



महाराष्ट्र शासन राजपत्र

असाधारण भाग एक-कोकण विभागीय पुरवणी

वर्ष ८, अंक ४८]

मंगळवार, जुलै २६, २०२२/श्रावण ४, शके १९४४

[पृष्ठे ८, किंमत : रुपये ११.००

असाधारण क्रमांक ८४

प्राधिकृत प्रकाशन

नगरविकास विभाग

मंत्रालय, मुंबई ४०० ०३२, दिनांक १९ जुलै २०२२.

अधिसूचना

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६.

क्रमांक टीपीबी-४३२०/प्र.क्र.१३५ /२०२०/नवि-११. — ज्याअर्थी, महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ (यापुढे याचा उल्लेख “ उक्त अधिनियम ” असा करणेत आलेला आहे) च्या तरतुदीनुसार बृहन्मुंबई महानगरपालिकेच्या अधिकार क्षेत्राकरिता बृहन्मुंबई महानगरपालिका (यापुढे याचा उल्लेख “ उक्त महानगरपालिका ” असा करणेत आलेला आहे) हे नियोजन प्राधिकरण आहे ;

आणि ज्याअर्थी, उक्त अधिनियमाचे कलम ३१ चे पोट-कलम (१) अन्वये योग्य ती चौकशी करून तसेच संचालक, नगररचना, महाराष्ट्र राज्य, पुणे यांचेशी बृहन्मुंबई प्रारूप विकास योजनेसंदर्भात सल्लामसलत करून के/पूर्व, एस व जी/दक्षिण प्रभागाच्या भागशः प्रस्तावाच्या संदर्भात अधिसूचना क्र. टीपीबी-४३१७/प्र.क्र.११८/२०१७/नवि-११, दिनांक ९ नोव्हेंबर २०१७ आणि अधिसूचना क्रमांक टीपीबी/४१७/७७८/प्र.क्र.२६७/२०१७/नवि-११, दिनांक ७ फेब्रुवारी २०१८ अन्वये शासनाने मंजुरी दिली आहे ;

आणि ज्याअर्थी, उक्त अधिनियमाचे कलम ३१ चे पोट-कलम (१) अन्वये योग्य ती चौकशी करून तसेच संचालक, नगररचना, महाराष्ट्र राज्य, पुणे यांचेशी सल्लामसलत करून शासनाने मुंबई महानगरपालिका क्षेत्राच्या प्रारूप विकास योजनासह विकास नियंत्रण व प्रोत्साहन नियमावली -२०३४ ला शासन अधिसूचना क्रमांक टीपीबी-४३१७/६२९/प्र.क्र.११८/२०१७/विनि/नवि-११, दिनांक ८ मे २०१८ सह समक्रमांकाचे दिनांक २२ जून २०१८ व दिनांक २९ जून २०१८ रोजीचे समक्रमांकाचे शुद्धिपत्रक व पुरकपत्रक अन्वये सदर अधिसूचनेसोबतचे परिशिष्ट-ब ” मध्ये नमूद केलेले मंजुरीतून वगळलेले सारभूत स्वरूपाचे फेरबदल (ई.पी.) वगळून अधिसूचनेसोबतचे परिशिष्ट-अ मध्ये दर्शविलेल्या सुधारणेसह मंजुरी दिली आहे ;

आणि ज्याअर्थी, शासनाने प्रारूप विकास योजना-२०३४ ला भागशः मंजुरी देताना मंजुरीतून वगळलेले सारभूत स्वरूपाचे फेरबदल ई.पी. संबंधाने सर्वसाधारण जनतेकडून हरकती आणि / वा सूचना मागविण्यासाठी सूचना क्रमांक टीपीबी-४३१७/६२९/प्र.क्र.११८/२०१७/(ई.पी.) / नवि-११, दिनांक ८ मे २०१८ सह शुद्धिपत्रक दिनांक २२ जून २०१८ व दिनांक २९ जून २०१८ द्वारे प्रसिद्ध करण्यात आली आहे. आणि ज्याअर्थी, सदरहू सूचना दिनांक ८ मे २०१८ रोजी महाराष्ट्र शासनाचे राजपत्र कोकण विभाग पुरवणीमध्ये दिनांक १७-२३ मे, २०१८ आणि सम क्रमांकाचे शुद्धिपत्रक दिनांक २२ जून २०१८ व दिनांक २९ जून २०१८ ही शासनाचे राजपत्र कोकण विभाग पुरवणीमध्ये दिनांक ३० जून, २०१८ रोजी प्रसिद्ध करण्यात आली आहे ;

आणि ज्याअर्थी, उक्त संचालक, नगररचना, बृहन्मुंबई यांना उक्त सूचनेनुसार प्राप्त होणाऱ्या हरकती / सूचनांना सुनावणी देऊन अहवाल सादर करणेसाठी अधिकारी म्हणून नियुक्त केले आहे ;

(१)

आणि ज्याअर्थी, उक्त अधिकारी यांनी विकास योजना-२०३४ मधील मंजुरीतून वगळलेल्या सारभूत स्वरूपाचे फेरबदल ई.पी. संबंधी जनतेकडून प्राप्त हरकती आणि / वा सूचनादारांना सुनावणी देऊन लवकरात लवकर मंजूर होणे आवश्यक असलेल्या ई.पी. संदर्भात त्यांचेकडील दिनांक ४ डिसेंबर २०१८, दिनांक २५ जुलै २०१९ रोजीचे पत्राद्वारे नगररचना संचालनालयामार्फत अहवाल सादर केला आहे. आणि त्यांचेकडील दिनांक ३० जुलै २०१९ रोजीच्या पत्राद्वारे उर्वरित ई.पी. संबंधी अहवाल सादर केला आहे. आणि ज्याअर्थी, संचालक, नगररचना, महाराष्ट्र राज्य, पुणे यांनी त्यांचेकडील दिनांक ६ डिसेंबर २०१८, दिनांक १ ऑगस्ट २०१९, दिनांक ९ जुलै २०२०, दिनांक २७ ऑक्टोबर २०२०, दिनांक २९ जानेवारी २०२१, दिनांक ३ मार्च २०२१, दिनांक ६ एप्रिल २०२१, दिनांक १७ मे २०२१, दिनांक २८ मे २०२१, दिनांक २८ जून २०२१, दिनांक २५ नोव्हेंबर २०२१, दिनांक १४ फेब्रुवारी २०२१ आणि दिनांक ३१ मार्च २०२२ रोजीचे पत्राद्वारे ई.पी. बाबत नगररचना संचालनालयाचे अभिप्राय सादर केले आहेत ;

आणि ज्याअर्थी, सोबतचे परिशिष्टामध्ये नमूद ई.पी. संदर्भात मंजुरी देणे गरजेचे आहे, असे शासनाचे मत झाले आहे.

आता त्याअर्थी, उक्त अधिनियमाचे कलम ३१ चे पोट-कलम (१) अन्वये प्राप्त अधिकारात आणि त्या अनुषंगाने असलेल्या इतर अधिकारांचा वापर करून तसेच संचालक, नगररचना, महाराष्ट्र राज्य, पुणे यांचेशी सल्लामसलत करून शासन याद्वारे :—

(१) (अ) उक्त विकास योजना-२०३४ मधील सोबतचे परिशिष्टामध्ये विशेषत्वाचे नमूद केलेल्या सारभूत स्वरूपाच्या बदलांना (ई.पी.) मान्यता देण्यात येत आहे.

(ब) उक्त परिशिष्टानुसार मंजुरी दिलेले सारभूत स्वरूपाचे बदल (ई.पी.) सदरहू अधिसूचना **महाराष्ट्र शासनाचे राजपत्रात** प्रसिद्ध झाल्याच्या दिनांकापासून ३० दिवसानंतर अंमलात येतील.

(२) बृहन्मुंबई विकास योजना-२०३४ मधील शासनाने मंजूर केलेले सारभूत स्वरूपाचे बदल (ई.पी.) मंजुरीच्या नकाशाची प्रत सर्वसाधारण जनतेच्या निरीक्षणासाठी प्रमुख अभियंता (विकास नियोजन), बृहन्मुंबई महानगरपालिका, महापालिका मार्ग, फोर्ट, मुंबई ४०० ००१ यांचे कार्यालयात सर्व कामकाजाच्या दिवशी एक वर्षाच्या कालावधीकरिता कार्यालयीन वेळेत उपलब्ध राहिल.

सदर अधिसूचना महाराष्ट्र शासनाच्या www.maharashtra.gov.in (कायदे व नियम) या वेबसाईटवरदेखील उपलब्ध करण्यात आली आहे.

परिशिष्ट

(नगर विकास विभागाकडील अधिसूचना क्रमांक :- टिपीबी-४३२०/प्र.क्र.१३५/२०२०/नवि-११, दिनांक १९ जुलै, २०२२ सोबतचे परिशिष्ट)
बृहन्मुंबई विकास योजना-२०३४ च्या मंजूरीमधून वगळलेल्या सारभूत फेरबदलास (ई.पी.) महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ चे कलम ३१(१) अन्वये मंजूरीचे अधिसूचनेसोबतचे परिशिष्ट.

Sr. No.	Excluded Part No. (EP).	Modification No.	RDDP Sheet No.	Proposal of Draft D.P. of GR. Mumbai published under section 26 of the MR & TP Act, 1966	Proposal of Draft D.P. of GR. Mumbai submitted under section 30 of the MR & TP Act, 1966.	Substantial Modification Published by Government Under Section 31 of M.R.&T.P Act. 1966.	Substantial Modification sanctioned by Government Under Section 31 of M.R.&T.P Act. 1966.
1.	2 EP-FS68	3	4 IC 24	5 RSA 6.3 (Public convenience) +	6 RSA 6.3 (Public convenience) +	7 50% area towards southern side of the reservation is to be deleted and included in adjoining zone on CS no 20/76 of Dadar-Naigaon Division	8 Sanctioned as proposed with following changes:- In column No.7:- instead of :- "50% area towards southern side of the reservation is to be....." read as:- "Reservation of Public convenience + (RSA6.3) is....." Sanctioned as proposed.
2.	EP-MW102		ES 21	DOS 1.4 Playground	DOS 1.4 Playground	Designation of DOS 1.4 Playground is proposed to be changed as DOS 1.4+ DSA 2.5 on plot bearing CTS No.505 of village Kirol as shown on plan	Sanctioned as proposed.
3.	EP-KW19	MKW24 & 186	WS17	Garden/Park ROS 1.5 and RH 1.1 Dispensary and Health post	Reservation of RE1.1 (Mun.School) changed to Parking Lot (RT1.6).	Modification u/s 30 is proposed to be sanctioned with following changes-Reservation of ROS1.5 (Garden/Park) & Municipal Dispensary (RH1.1) is deleted and reservation of RE1.1 (Municipal School) is shown.	Sanctioned as proposed.

Sr. No.	Excluded Part No. (EP).	Modification No.	RDDP Sheet No.	Proposal of Draft D.P. of GR. Mumbai published under section 26 of the MR & TP Act, 1966	Proposal of Draft D.P. of GR. Mumbai submitted under section 30 of the MR & TP Act, 1966.	Substantial Modification Published by Government Under Section 31 of M.R.&T.P Act. 1966.	Substantial Modification by Government Under Section 31 of M.R.&T.P Act. 1966.
1	2	3	4	5	6	7	8
4.	EP-D08	MD14	IC 16	RR 2.1 (Rehabilitation & Resettlement)	Designation of DOS 2.7 Green belt is shown as per steep slope and existing buildings shown in approved lay out is included in R zone and remaining portion of land is retained as RR 2.1 (Rehabilitation & Resettlement)	Modification u/s 30 is proposed to be sanctioned.	Sanctioned as proposed with following changes:- ii) Designation of DOS 2.7 Green belt is shown as per steep slope. ii) on remaining land :- Existing building and approved buildings shown in sanctioned building plans are included in R zone.
5.	EP-FN27	FN 40	IC 28	27.45 M wide DP Road	Realigned the road up to CS 94 (Pt).	Modification u/s 30 is proposed to be sanctioned	Refused to accord sanction. The proposal as per section 26 is reinstated.
6.	EP-RC92	MRC121	WS58	1) DO2.1 (Government Office) 2) RH1.1+RH1.3 (Municipal Health Post + Maternity Home)	1A) The plot DO 2.1 (Govt. Office) on CTS 374(pt.) of Eksar is correct and retained.	Modification u/s 30 is proposed to be sanctioned	Sanctioned as proposed.
7.	EP-RC96	MRC121	WS58	7) RSA1.1 (Municipal Market with Vending zone)	2) RSA 1.1 (Municipal Market) on plot bearing FP No. 392 is changed to Government Staff Quarters RR 1.3	Modification u/s 30 is proposed to be sanctioned	Sanctioned as proposed.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नागाने,

निर्मलकुमार पं. चौधरी,
शासनाचे अवर सचिव.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai 400 032, dated the 19th July 2022.

NOTIFICATION

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No. TPB-4320/CR-135/2020/UD-11.—Whereas, the Municipal Corporation of Greater Mumbai is the Planning Authority for jurisdiction of Greater Mumbai (hereinafter referred to as “ the said Corporation”) as per the provisions of the Maharashtra Regional and Town Planning Act, 1966. (hereinafter referred to as “ the said Act ”) ;

And whereas, in accordance with Sub-Section (1) of Section 31 of the Said Act, after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune, the State Government has accorded sanction to the Draft Development Plan (Part)-2034 of Greater Mumbai in K/E, S,G/S Ward *vide* Notification No. TPB- 4317/629/CR-118/2017/UD-11, dated the 9th November 2017 and Notification No. TPB-4317/778/CR-267/2017/UD-11, dated the 7th February 2018 ;

And whereas, in accordance with provisions of sub-section (1) of section 31 of the said Act, after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune, the State Government has accorded sanction to the remaining part of the Draft Development Plan-2034 alongwith Development Control and Promotion Regulations-2034 of Greater Mumbai with modification shown in SCHEDULE A appended to the Notification No. TPB-4317/629/CR-118/2017/DP/UD-11, dated the 8th may 2018 excluding the substantial Modification as shown in SCHEDULE B appended thereto read with corrigendum and Addendum of even number dated the 22nd June 2018 and dated the 29th June 2018 to the said Notification ;

And whereas, the Government of Maharashtra has sanctioned a part of the said Draft Development Plan, while excluding substantial modifications which were published as Excluded Part (EP) for inviting objections and/or suggestions from the general public *vide* Notice No. TPB-4317/629/CR-118/2017/EP/UD-11, dated the 8th May 2018 read with corrigendum of even number dated the 22nd June 2018 and dated the 29th June 2018 to the said Notice. And whereas the said Notice dated 8th May 2018 was published in the *Maharashtra Government Gazette*, Konkan Division Supplement dated the 17-23 May 2018 and corrigendum of even number dated the 22nd June 2018 and dated the 29nd June 2018 were published in the *Maharashtra Government Gazette*, Konkan Division Supplement dated the 30th June 2018 ;

And whereas, the Deputy Director of Town Planning, Greater Mumbai is appointed as an “ Officer ” to give hearings and submit his report to the Government on the objections/suggestions received by him, as per the said Notice ;

And whereas, the said Officer after giving hearing in respect of the objections and/or suggestions received from the general public, on the said Excluded Part and has submitted his report to the Government *vide* his letters dated the 4th December 2018, dated the 25th July 2019 for Certain EP required to be sanctioned at the earliest and *vide* his letter dated the 30th July 2019 submitted his report in respect of remaining Excluded Part. And whereas, the Director of Town Planning, Maharashtra State, Pune *vide* his letter dated the 6th December 2018, dated the 1st August 2019, dated the 9th July 2020, dated the 27th October 2020, dated the 29th January 2021, dated the 3rd March 2021, dated the 6th April 2021, dated the 17th May 2021, dated the 28th May 2021, dated the 28th June 2021, dated the 25th November 2021, dated the 14th February 2022 and 31st March 2022 has also submitted his report on Certain EP ;

And whereas, the State Government is of the opinion that, the Excluded part shown in SCHEDULE appended hereto needs to be sanctioned.

Now, therefore, in exercise of the powers conferred by sub-section (1) of Section 31 of the consulting the Director of Town Planning, Maharashtra State, Pune hereby :—

(1) (a) Sanctions certain EPs of the said Development Plan-2034 for Greater Mumbai, as more precisely specified in Schedule appended hereto.

(b) Fixes the date after one month of the publication of this Notification in the *Maharashtra Government Gazette* to be the date on which the said Excluded Parts as described in the Schedule shall come into force.

(2) Copy of the Plan showing the aforesaid Excluded Part as sanctioned by the State Government shall be kept open for inspection by the general public, during working hours for a period of one year in the office of the Chief Engineer (Development Plan), Municipal Corporation of Greater Mumbai on all working days.

This Notification is also made available on the Government of Maharashtra website : www.maharashtra.gov.in (Acts / Rules)

SCHEDULE

**(Appended to Government in Urban Development Department's Notification No.TPB-4320/CR-135/2020/UD11,
Dated – 19th July, 2022)**

**Schedule of Substantial Modifications Sanctioned by the Government under Section 31(1) of the
Maharashtra Regional and Town Planning Act, 1966 in respect of Development Plan-2034 for Greater
Mumbai.**

Sr. No.	Excluded Part No. (EP).	Modification No.	RDDP Sheet No.	Proposal of Draft D.P. of GR. Mumbai published under section 26 of the MR & TP Act, 1966	Proposal of Draft D.P. of GR. Mumbai submitted under section 30 of the MR & TP Act, 1966.	Substantial Modification Published by Government Under Section 31 of M.R.&T.P Act. 1966.	Substantial Modification sanctioned by Government Under Section 31 of M.R.&T.P Act. 1966.
1.	EP-FS68	3	4	RSA 6.3 (Public convenience) +	RSA 6.3 (Public convenience) +	7 50% area towards southern side of the reservation is to be deleted and included in adjoining zone on CS no 20/76 of Dadar-Naigaon Division	8 Sanctioned as proposed with following changes:- In column No.7:- instead of :- "50% area towards southern side of the reservation is to be....." read as:- "Reservation of Public convenience + (RSA6.3) is....."
2.	EP-MW102		ES 21	DOS 1.4 Playground	DOS 1.4 Playground	Designation of DOS 1.4 Playground is proposed to be changed as DOS 1.4+ DSA 2.5 on plot bearing CTS No.505 of village Kirol as shown on plan	Sanctioned as proposed.
3.	EP-KW19	MKW24 & 186	WS17	Garden/Park ROS 1.5 and RH 1.1 Dispensary and Health post	Reservation of RE1.1 (Mun.School) changed to Parking Lot (RT1.6).	Modification u/s 30 is proposed to be sanctioned following changes-Reservation of ROS1.5 (Garden/Park) & Municipal Dispensary (RH1.1) is deleted and reservation of RE1.1	Sanctioned as proposed.

Sr. No.	Excluded Part No. (EP).	Modification No.	RDDP Sheet No.	Proposal of Draft D.P. of GR. Mumbai published under section 26 of the MR & TP Act, 1966	Proposal of Draft D.P. of GR. Mumbai submitted under section 30 of the MR & TP Act, 1966.	Substantial Modification Published by Government Under Section 31 of M.R.&T.P Act. 1966.	Substantial Modification sanctioned by Government Under Section 31 of M.R.&T.P Act. 1966.
1	2	3	4	5	6	7	8
4.	EP-D08	MD14	IC 16	RR 2.1 (Rehabilitation & Resettlement)	Designation of DOS 2.7 Green belt is shown as per steep slope and existing buildings shown in approved lay out is included in R zone and remaining portion of land is retained as RR 2.1 (Rehabilitation & Resettlement)	(Municipal School) is shown. Modification u/s 30 is proposed to be sanctioned.	Sanctioned as proposed with following changes:- i) Designation of DOS 2.7 Green belt is shown as per steep slope. ii) on remaining land :- Existing building and approved buildings shown in sanctioned building plans are included in R zone.
5.	EP-FN27	FN 40	IC 28	27.45 M wide DP Road	Realigned the road up to CS 94 (Pt).	Modification u/s 30 is proposed to be sanctioned	Refused to accord sanction. The proposal as per section 26 is reinstated.
6.	EP-RC92	MRC121	WS58	1) DO2.1 (Government Office) 2) RH1.1+RH1.3 (Municipal Health Post + Maternity Home)	1A) The plot DO 2.1 (Govt. Office) on CTS 374(pt.) of Eksar is correct and retained.	Modification u/s 30 is proposed to be sanctioned	Sanctioned as proposed.
7.	EP-RC96	MRC121	WS58	7) RSA1.1 (Municipal Market with Vending zone)	2) RSA 1.1 (Municipal Market) on plot bearing FP No. 392 is changed to Government Staff Quarters RR 1.3	Modification u/s 30 is proposed to be sanctioned	Sanctioned as proposed.

By order and in the name of the Governor of Maharashtra,

NIRMALKUMAR CHAUDHARI,
Under Secretary to Government.